



**The Porch**  
**Church Road**  
**Wilmcote**  
**Stratford-Upon-Avon**  
**CV37 9XD**  
**£975,000**



A superb family home built in mellow red brick and set in large, level gardens in a deservedly popular village; this charming property has been significantly extended to offer bright, spacious rooms providing flexible accommodation arranged over two floors briefly comprising; entrance hall, spacious living room, dining room, kitchen family room, utility, reception room, study and workshops. To the first floor are five generously sized bedrooms and a family bathroom. The well-established gardens boast a variety of mature trees and shrubs and there is a large double garage with storage space above. No upward chain.

**Entrance Hall**  
7'10" x 20'11" (2.4m x 6.4m)  
Having a timber glazed door with glazed windows either side, a double panel radiator, access to rooms and staircase leading to the first floor.

**Living Room**  
15'7" x 13'0" (4.77m x 3.97m)  
Having two timber casement single glazed windows, one being a walk-in bay window, a single panel radiator and a central open fireplace. An opening into a;

**Second Reception Room**  
12'0" x 14'7" (3.68m x 4.47m)  
Having a timber casement single glazed window, two single panel radiators, a built in shelving unit between the chimney breast and door leading back to the hallway.

**Dining Room**  
12'0" x 12'11" (3.66m x 3.94m)  
Having a timber casement single glazed window with single panel radiator below, a large understairs cupboard and door leading to;

**Kitchen/dining area**  
9'4" x 13'5" - dining area 14'9" x 9'3" kitchen ar (2.86m x 4.11m - dining area 4.5m x 2.84m kitchen a)  
Having a range of wall and base units with marble effect laminate worktop over, stainless steel sink with mixer tap over, integrated appliances to include double oven, dishwasher, four ring hob with extractor over and fridge freezer. Ceramic tiled floor and four timber casement double glazed windows, one double panel radiator, one single panel radiator.

**W C**  
3'3" x 6'0" (1m x 1.85m)  
Having a WC and hand basin and timber casement double glazed window.

**Laundry Room**  
8'2" x 17'0" (2.51m x 5.2m)  
Having a range of base units with laminate worktop over with stainless steel sink with mixer tap. A timber casement window and door with single panel glass panes, a boiler cupboard housing a Worcester gas boiler and quarry tiled floor.

**Secondary Hall**  
22'3" x 5'2" (6.8m x 1.6m)  
Having a fitted book case, a single panel radiator and access to ground floor rooms.

**Study**  
12'0" x 12'8" (3.68m x 3.88m)  
Having timber panelling to all four walls, a selection of bookcases, a timber casement double glazed window with a double panel radiator below.

**Workshop**  
10'8" x 16'0" (3.26m x 4.89m)  
Built of cavity construction with a timber casement double glazed window and a sink unit with hot and cold taps.

**Garden Room**  
12'2" x 16'2" (3.71m x 4.94m)  
Having a timber door allowing external access, a timber casement double glazed window and a pair of timber short doors allowing access for large items.

**Boot Room**  
9'6" x 11'9" (2.92m x 3.59m)  
Having a high level small timber casement single glazed window

**First Floor**

**Landing**  
7'6" x 14'8" (2.3m x 4.48m)  
Having a single panel radiator, large Velux window to the half vaulted ceiling and doors to rooms.

**Bedroom One**  
11'9" x 12'9" (3.6m x 3.9m)  
Having a timber casement single glazed window with single panel radiator below, two fitted wardrobes each side of the chimney breast and an archway leading to a sink with vanity unit below.

**Bedroom Two**  
9'0" x 9'8" (2.75m x 2.96m)  
Having a timber casement double glazed window with single panel radiator below and corner cupboard.

**Bedroom Three**  
11'0" x 13'0" (3.37m x 3.97m)  
Having a timber casement single glazed window with single panel radiator below and a fitted double wardrobe.

**Bedroom Four**  
14'8" x 12'1" (4.49m x 3.7m)  
Having two timber casement double glazed windows with single panel radiator below, a selection of dated fitted bedroom furniture to include wardrobes, dressing table and sink inset to vanity unit with hot and cold taps over.

**Bedroom Five**  
18'5" x 7'2" (5.63m x 2.2m)  
Having two timber casement windows, one being double glazed, the other being single, a single panel radiator and a double panel radiator with a sink inset to a vanity unit with hot and cold taps over.

**Family Bathroom**  
7'8" x 9'4" (2.36m x 2.87m)  
Having recently been refitted, having a double walk-in shower with electric Triton shower over, a double sink with mixer tap inset to a vanity unit, WC, electric heated towel rail and an upright radiator. A timber casement single glazed window, having tiles to all four walls with effect lino flooring and a cupboard housing an insulated hot water tank.

**Outside**  
A large block paved private drive which is accessed via a five bar gate, providing parking for several vehicles.

**Double Garage**  
19'8" x 18'1" (6m x 5.52m)  
Built of brick block construction under a clay tiled roof. Having two roller shutter doors, power and lighting. A timber pedestrian door and ladders leading to;

The gardens are mainly laid to lawn with many mature trees, shrubs and well stocked borders. A free standing greenhouse, an area designated for growing produce and many paved areas.

**Additional Information**

Services:  
Mains drainage, electricity, gas and water are connected to the property.

Tenure:  
The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:  
Superfast broadband speed is available in the area, with predicted highest available download speed 97 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:  
Stratford-on-Avon District Council - Band H

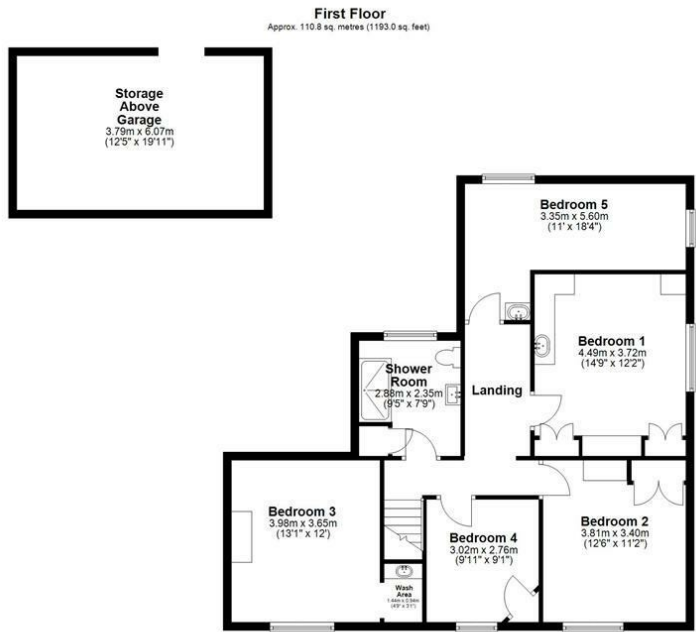
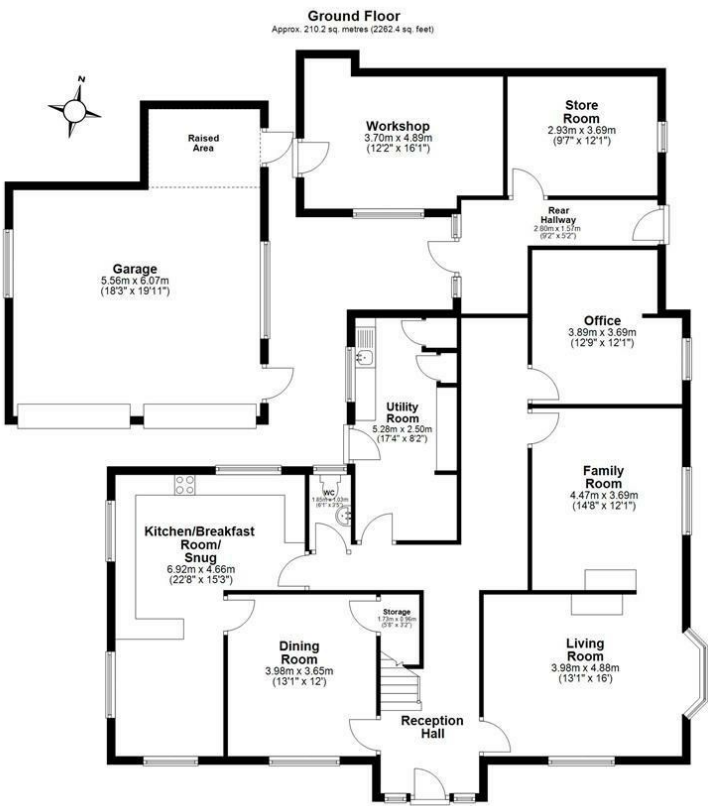
Fixtures & Fittings:  
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:  
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Total area: approx. 321.0 sq. metres (3455.4 sq. feet)

